





Entrance Hall  
2.14m x 1.63m (7'0" x 5'4")

Living Room  
3.78m x 3.38m (12'4" x 11'1")

Dining Room  
3.53m x 3.04m (11'6" x 9'11")

Kitchen  
3.27m x 2.75m (10'8" x 9'0")

First Floor Landing  
2.96m x 0.84m (9'8" x 2'9")

Bedroom One  
3.56m x 3.54m (11'8" x 11'7")

Bedroom Two  
3.82m x 2.8m (12'6" x 9'2")

Bedroom Three  
3.02m x 2.47m (9'10" x 8'1")

Bathroom  
2.7m x 1.56m (8'10" x 5'1")

Garden  
10.36m x 9.09m (33'11" x 29'9")  
South Facing

**Additional Information**  
 Tenure: Freehold  
 Parking: One Off-Street Parking Space  
 Heating: Gas Boiler  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Drainage: Mains  
 Council: Bexley

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.  
 Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

**Disclaimer**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.